

Town of PULASKI

Synergize: Planning, Layering and Leveraging

March 16, 2017



John White,
Town of Pulaski's
Economic Developer

and

Lori Kroll,
Community Resource Specialist

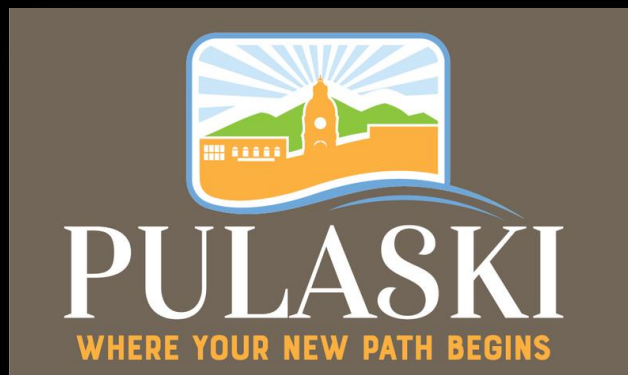


Draper Aden Associates

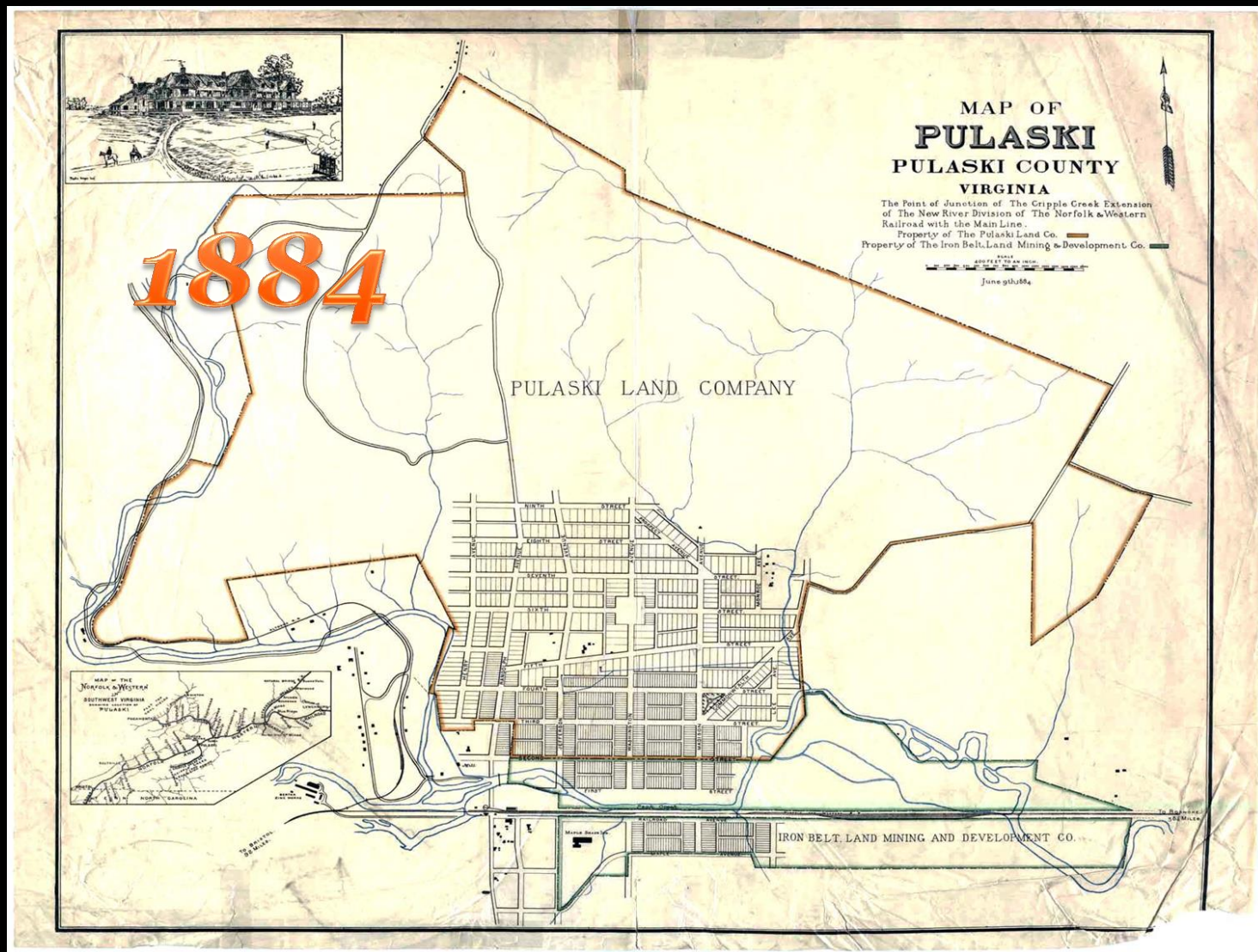
Engineering • Surveying • Environmental Services

Town of PULASKI

A Brief Lesson in Modern Industrial History



Town of PULASKI



Town of PULASKI



Pulaski County Courthouse

Town of PULASKI



Town of PULASKI



Remnants
of
A By-Gone Era



Town of PULASKI



Brownfields Redevelopment

2009 – 2012 EPA Brownfields Assessment Grant (Complete)

What properties were chosen and what were the results of the first project?

The targeted area was the Pulaski South Historical Residential and Industrial (Southside) and the Historic Downtown Commercial District. Specific properties and outcomes include:

- Jefferson Elementary School — available for sale and redevelopment
- Jefferson Yarns-Hill Plant — sold and in productive reuse
- Town Shops — under consideration for future redevelopment
- Dalton Building — under purchase option for future redevelopment

2014 – 2017 EPA Brownfields Assessment Grant (Ongoing)

Why did we apply for a second grant?

To continue evaluating abandoned and deteriorating industrial and commercial sites for redevelopment, the Town piggybacked on the achievements of the first grant's brownfields projects with a second successful EPA grant proposal in 2014.

What properties are included in the second project and what are the results so far?

- Dunnivant Building and Virginia Wood Products — sold, converted into the Jackson Park Inn & Conference Center, with adjoining parking and outdoor performance area.
- General Chemical Foundry — assessment ongoing, area under consideration for greenspace and/or recreational use.
- West Main Development Properties — under renovation for commercial and residential mixed use.

Definitions & Acronyms

Brownfields – Real property, either presently in use or vacant, the expansion, redevelopment, or reuse of which may be complicated by the presence or perceived presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands.

Environmental Site Assessment (ESA) – A site evaluation or assessment conducted for purposes of determining the extent, if any, of contamination on a property. An assessment can be informal or formal, and can consist of several stages. For example, a Phase I ESA, or basic study of possible contamination at a site, is limited to collecting information about past and present site use and inspecting present conditions. A Phase II ESA sometimes follows up on a Phase I ESA with sampling and analysis of suspected contaminated areas of a site. A Phase III assessment either follows up a Phase II assessment 1) by gathering information on the exact extent of the contamination or 2) by preparing plans and alternatives for site cleanup.

Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA or Superfund) – A federal statute that governs the investigation and cleanup of sites contaminated with hazardous substances. The law establishes a trust fund that can be used by the government to clean up sites on the National Priorities List.

EPA – Environmental Protection Agency

FOR ADDITIONAL INFORMATION REGARDING THE PULASKI BROWNFIELDS REDEVELOPMENT PROGRAM, PLEASE CONTACT:

John B. White, Economic Development Director
Town of Pulaski
42 1st St. NW / PO Box 660
Pulaski, VA 24301
Phone: (540) 994-8631
Email: jwhite@pulaskitown.org

Pulaski Brownfields Program Website:
<http://www.pulaskitown.org/pulaskibrownfieldsgrant.aspx>



Town of Pulaski
Virginia
Community-Wide Brownfields
Redevelopment Program
Frequently Asked Questions
(FAQs)
November 2015

Town of PULASKI

Brownfields Redevelopment



Brownfields Redevelopment



Brownfields Redevelopment



Brownfields Redevelopment



Town of **PULASKI**

Brownfields Redevelopment



Keys to Successful Redevelopment Champions



Planting Seeds for Community Revitalization

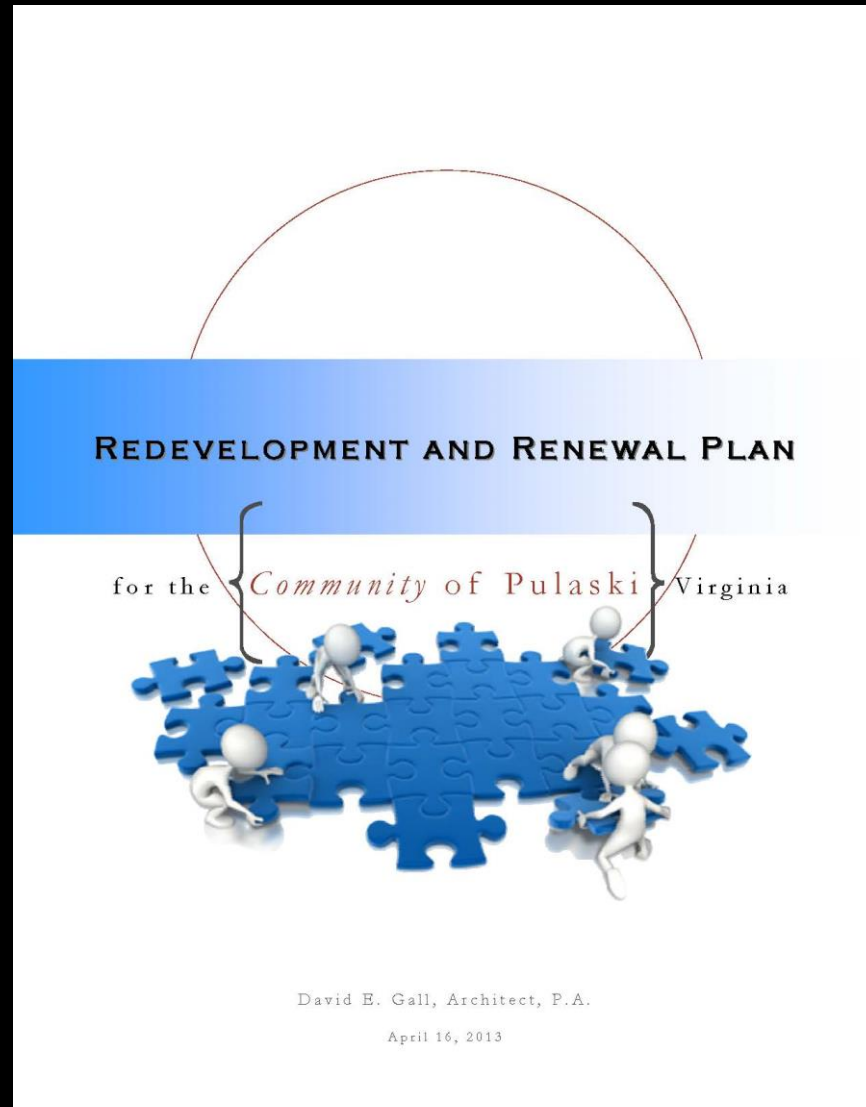
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Keys to Successful Redevelopment Champions

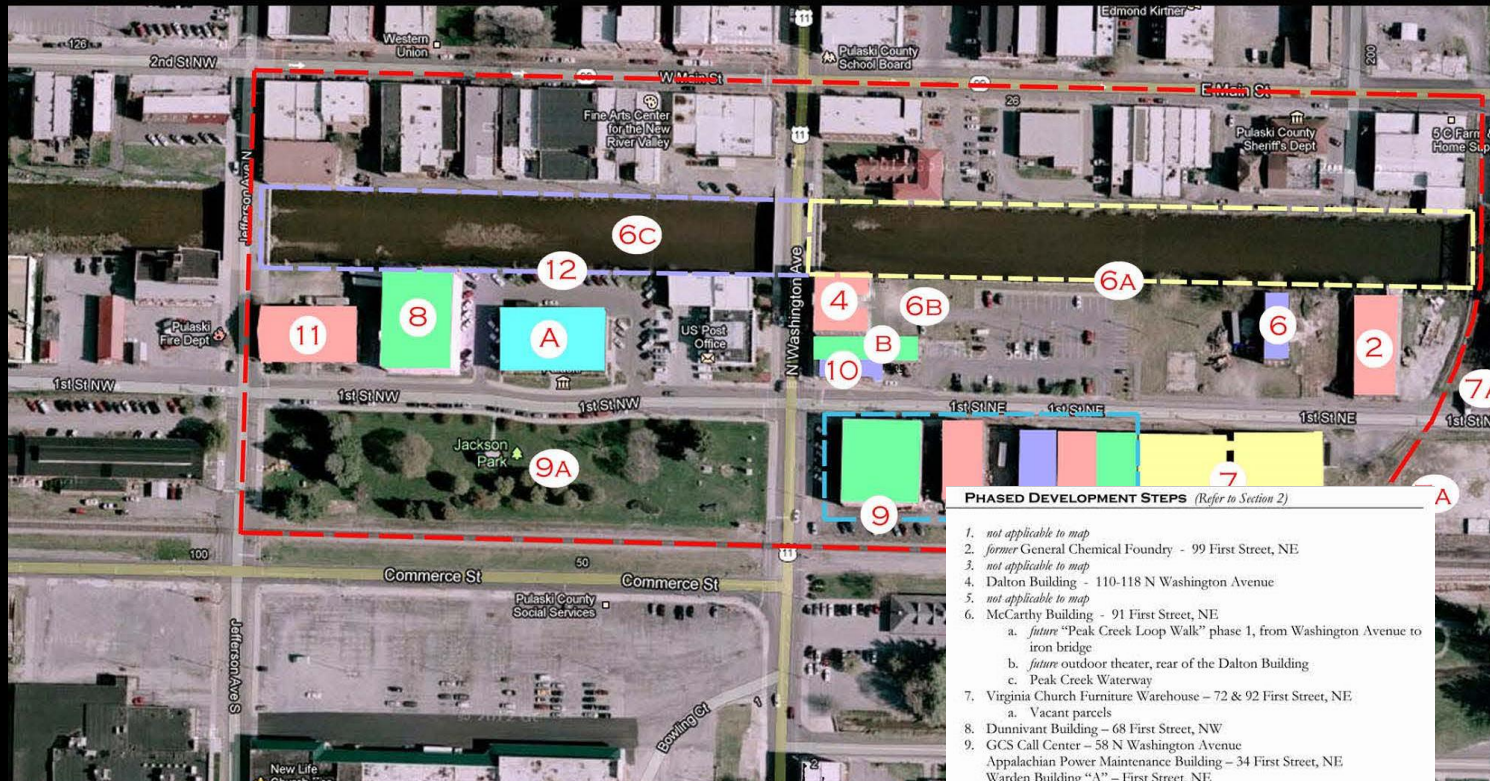


An Engaged
Community

Keys to Successful Redevelopment Planning



Keys to Successful Redevelopment Planning



PHASED DEVELOPMENT STEPS
PULASKI REDEVELOPMENT AND RENEWAL PLAN

PHASED DEVELOPMENT STEPS (Refer to Section 2)

1. not applicable to map
2. former General Chemical Foundry - 99 First Street, NE
3. not applicable to map
4. Dalton Building - 110-118 N Washington Avenue
5. not applicable to map
6. McCarthy Building - 91 First Street, NE
 - a. future "Peak Creek Loop Walk" phase 1, from Washington Avenue to iron bridge
 - b. future outdoor theater, rear of the Dalton Building
 - c. Peak Creek Waterway
7. Virginia Church Furniture Warehouse - 72 & 92 First Street, NE
 - a. Vacant parcels
8. Dunnivant Building - 68 First Street, NW
9. GCS Call Center - 58 N Washington Avenue
 - a. Appalachian Power Maintenance Building - 34 First Street, NE
 - b. Warden Building "A" - First Street, NE
 - c. Warden Building "B" - First Street, NE
 - d. Paragon, Inc. - 64 First Street, NE
 - a. Jackson Park
10. Healthcare Building - 102 N Washington Avenue
11. Virginia Wood Products - 100 N Jefferson Avenue
12. future "Peak Creek Loop Walk" phase 2, from Jefferson Avenue to the iron bridge
 - A. Municipal Building - 42 First Street, NW
 - B. The Senior Center - 106 N. Washington Avenue
 - C. Share Building Warehouse - 249 Dora Highway
 - D. former Jaycees Building - Dora Highway

Pulaski, Virginia

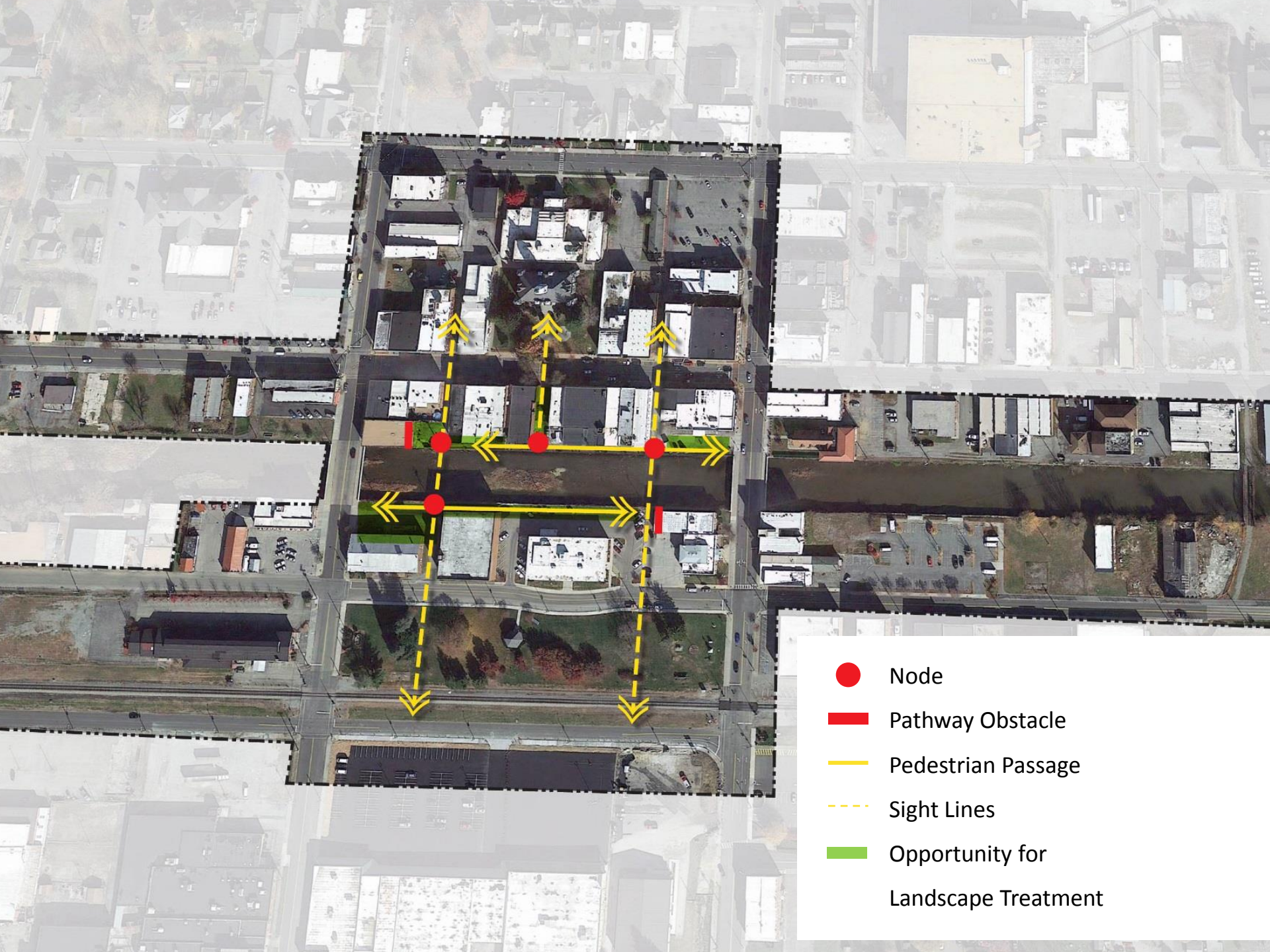
PEAK CREEK CORRIDOR STUDY



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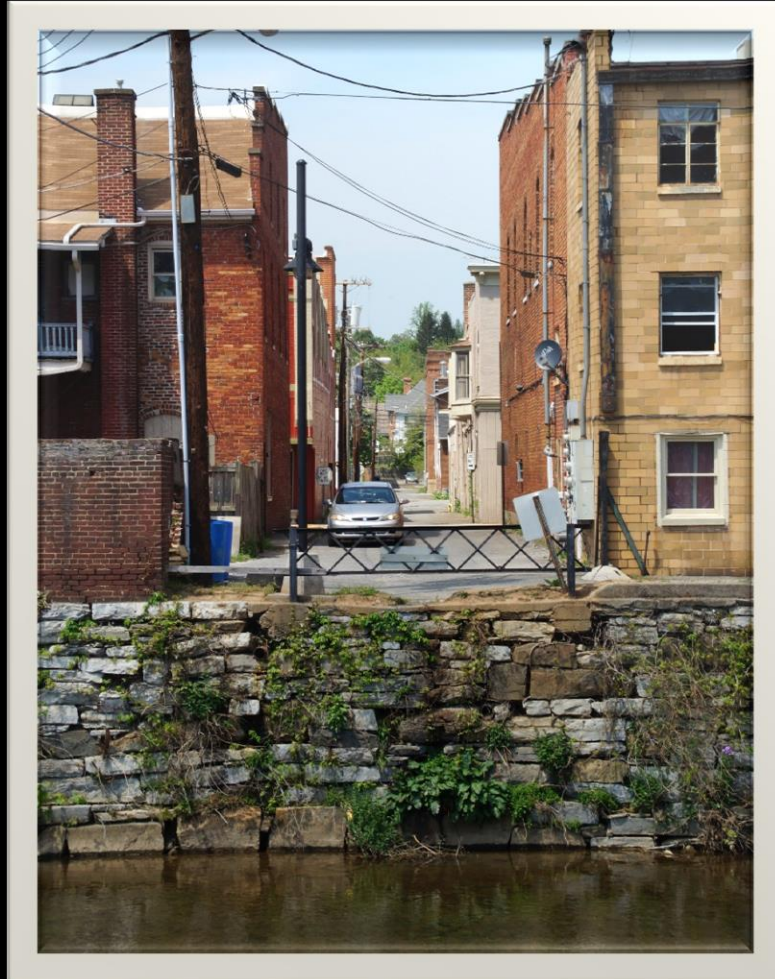
March 2016

HANBURY EVANS WRIGHT VLATTAS + COMPANY
ARCHITECTURE PLANNING



- Node
- Pathway Obstacle
- Pedestrian Passage
- - - Sight Lines
- Opportunity for Landscape Treatment

Peak Creek Promenade



Site 3 – Central Downtown Promenade – Peak Creek North Bank

Main Street

Alleyway
Improvements

Promenade



Promenade Porch

Seating Areas

Creek Enhancements

Pocket Park

Opportunity Location:

Rear façade enhancements

Pocket park vistas

Landscaping and creek beautification

Pedestrian promenade



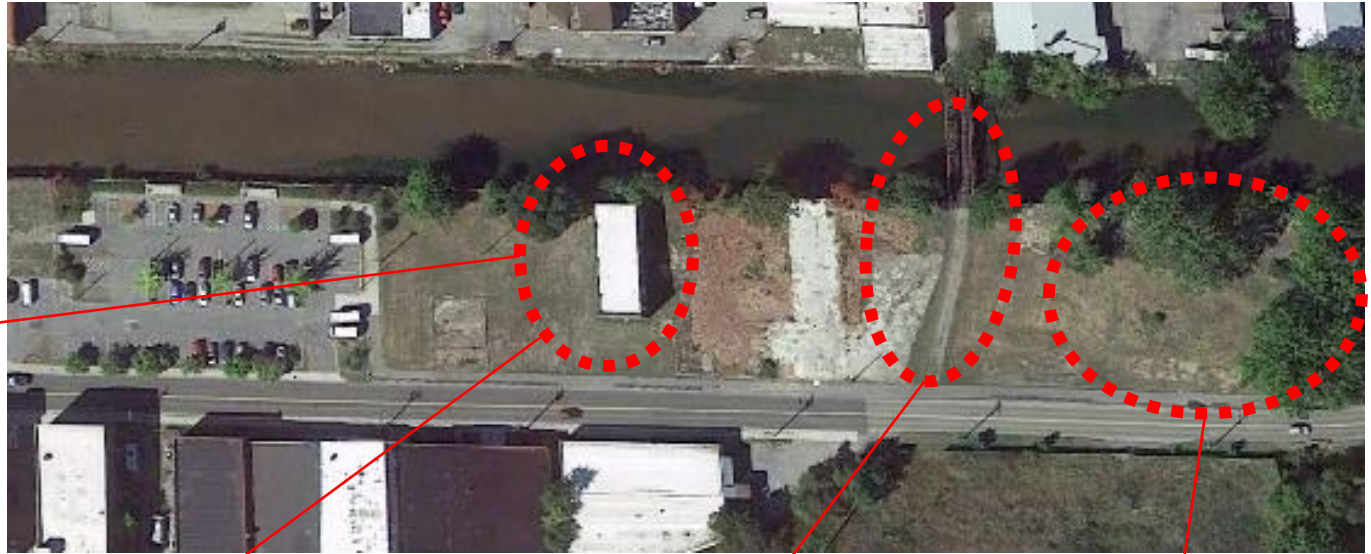
Opportunity Sketch



Opportunity Study: Brownfield Site East



Existing Building



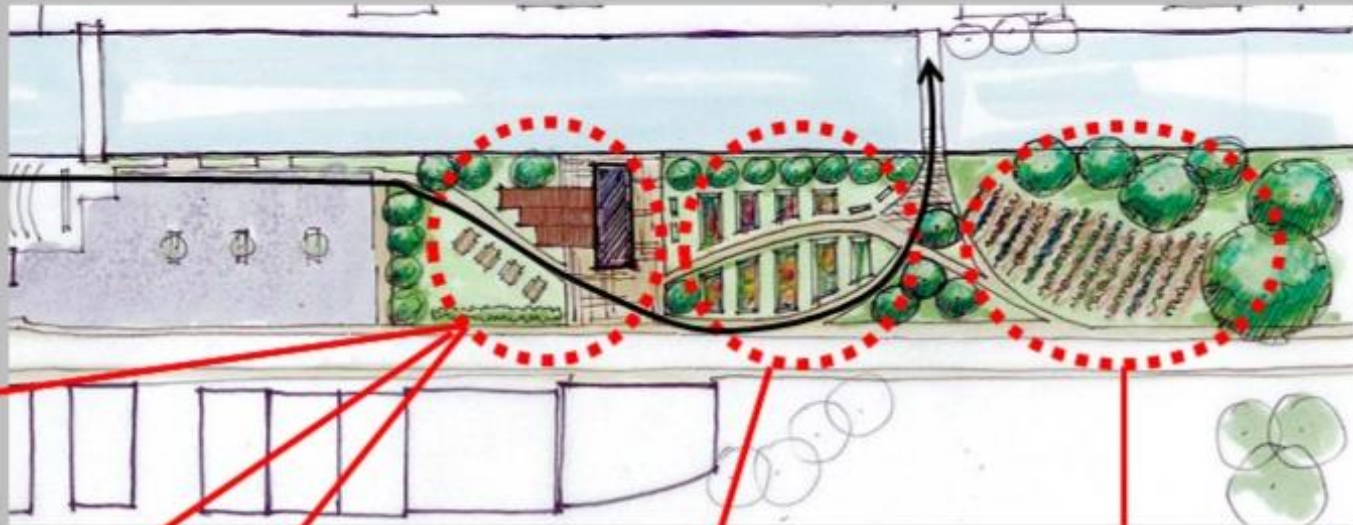
Path to Existing Iron Bridge



Existing Views

Site 4 – East End Garden to Table Community Market

Peak Creek Promenade



Symbolic Progression from Agrarian to Urban Condition

Community Market



Raised Beds



Agrarian Garden Rows

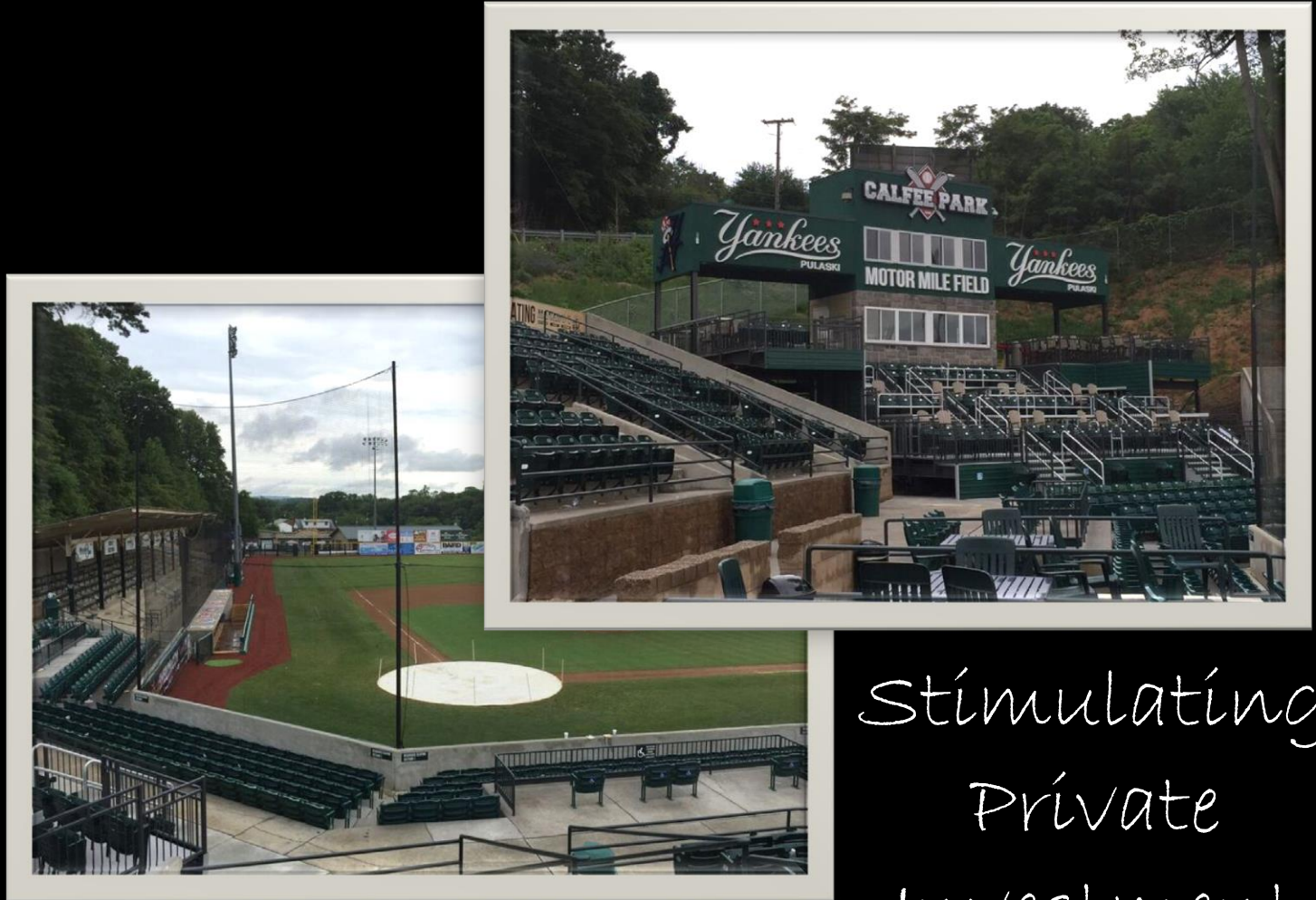
Keys to Successful Redevelopment Imagination



Imagining the Possibilities

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Keys to Successful Redevelopment Imagination



Stimulating
Private
Investment

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Dunnivant
Building



Town of PULASKI

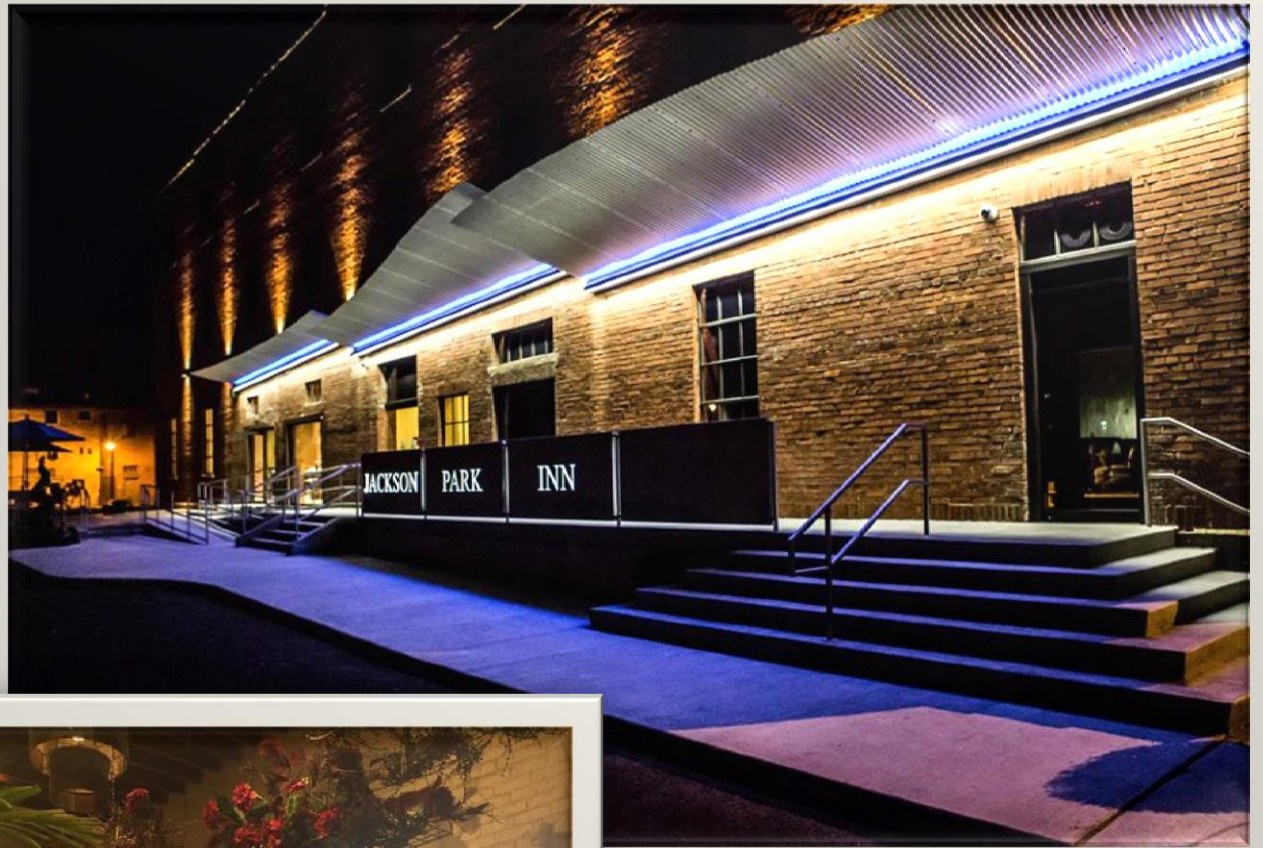
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Virginia
Wood
Products



Town of PULASKI



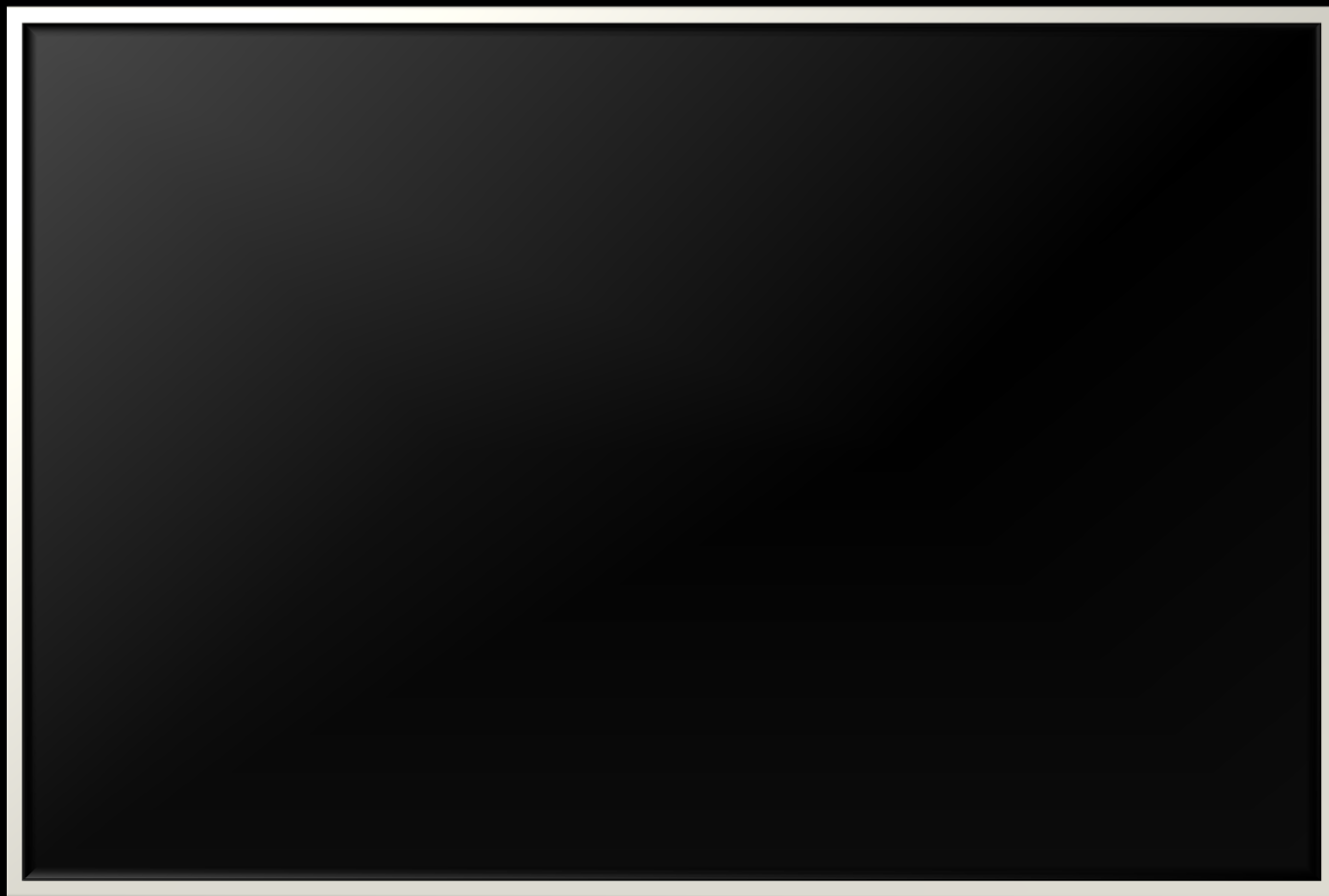

JACKSON PARK INN

Town of PULASKI

One Success Leads to Another...

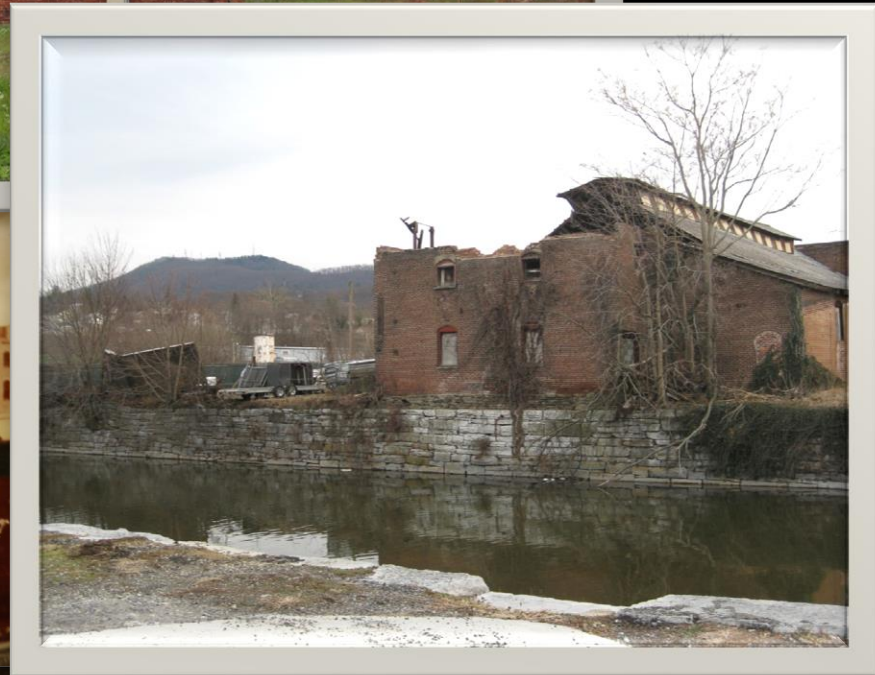
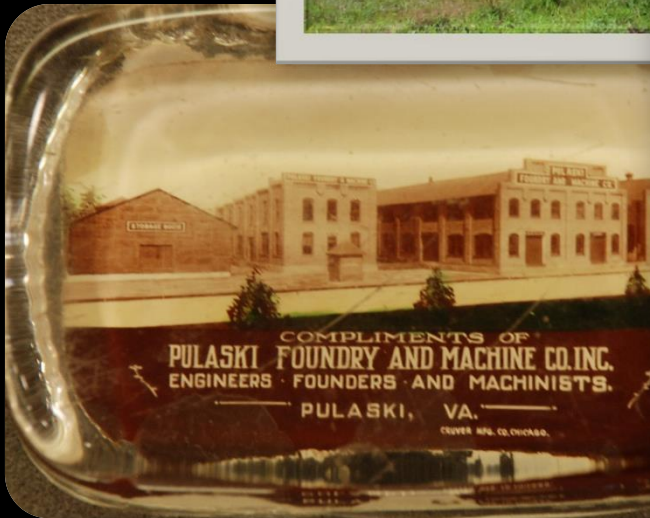
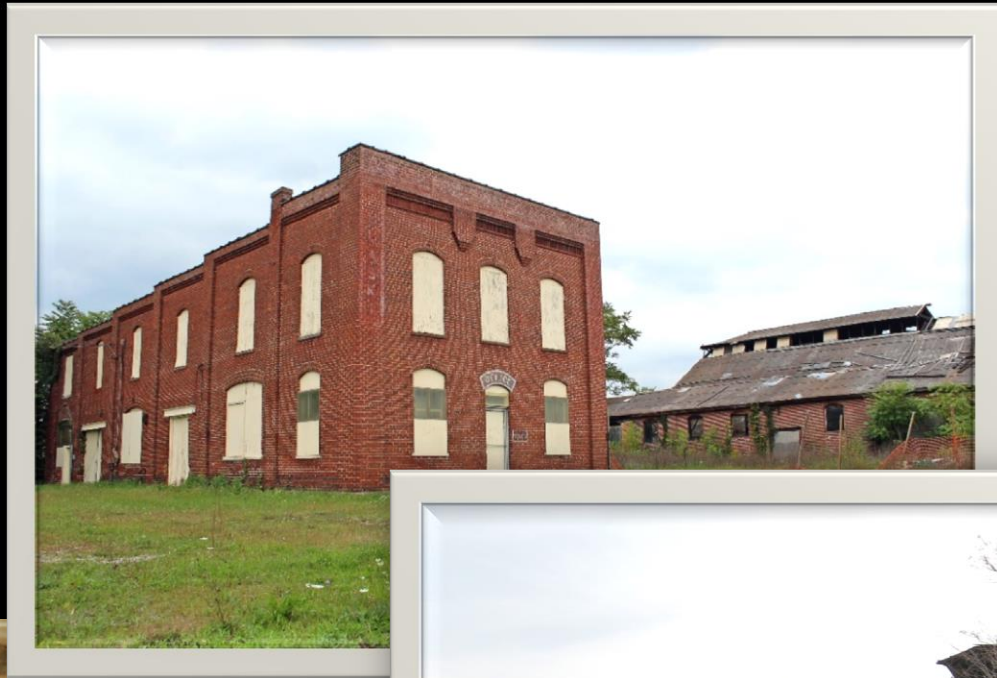


Keys to Successful Redevelopment Imagination



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General Chemical Foundry





Pulaski County
Sheriff's Department

Madison Ave N

Showtime Etc Etc

Swva Pawn Brokers
Auction House

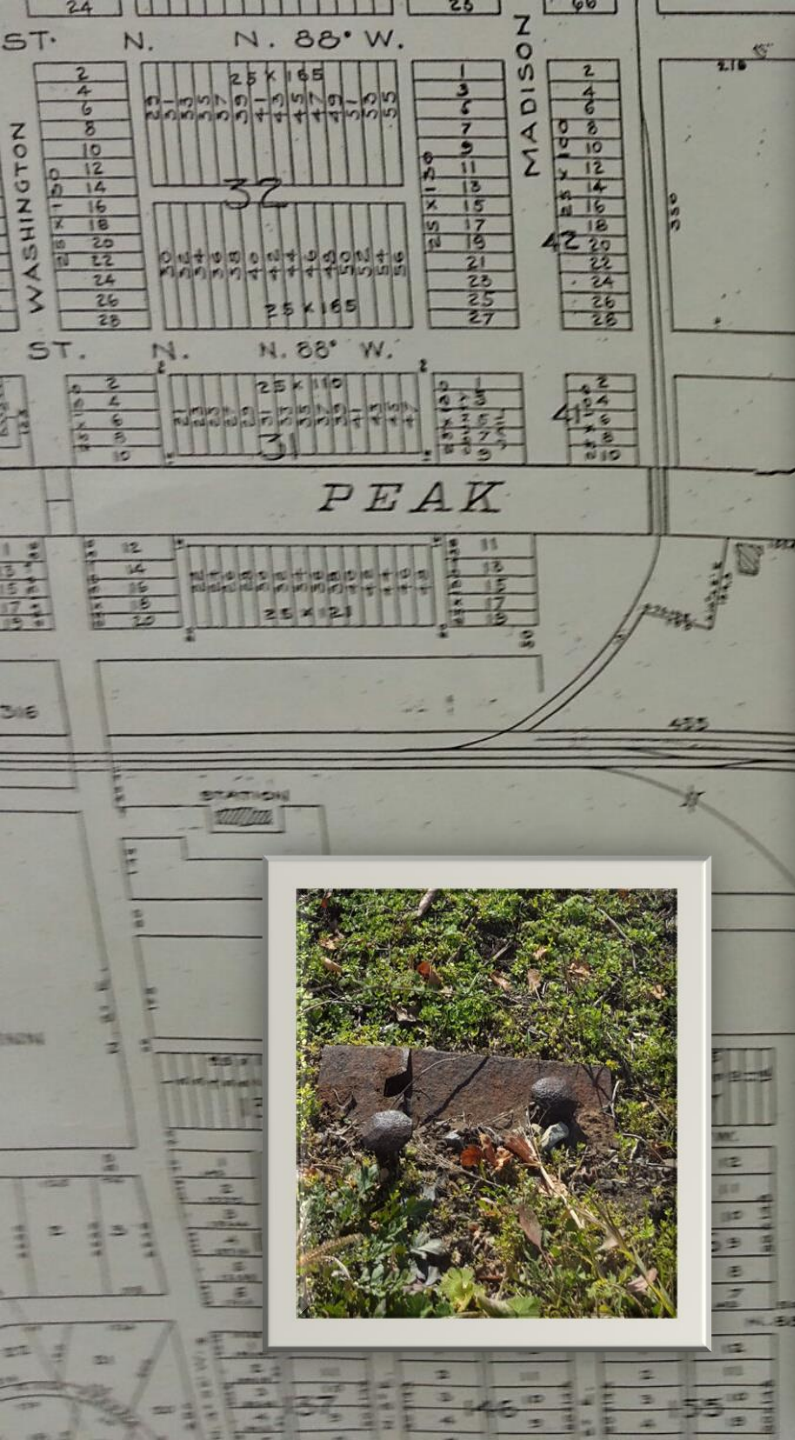
2nd St NE

Madison Ave N

3rd St NE

3rd St NE

Google



Old Rail Spur



ULASKI IRON CO.
Furnace



Town of PULASKI

General Chemical Foundry



Keys to Successful Redevelopment

Successful Partnerships



Photo by Hung Kien Lui

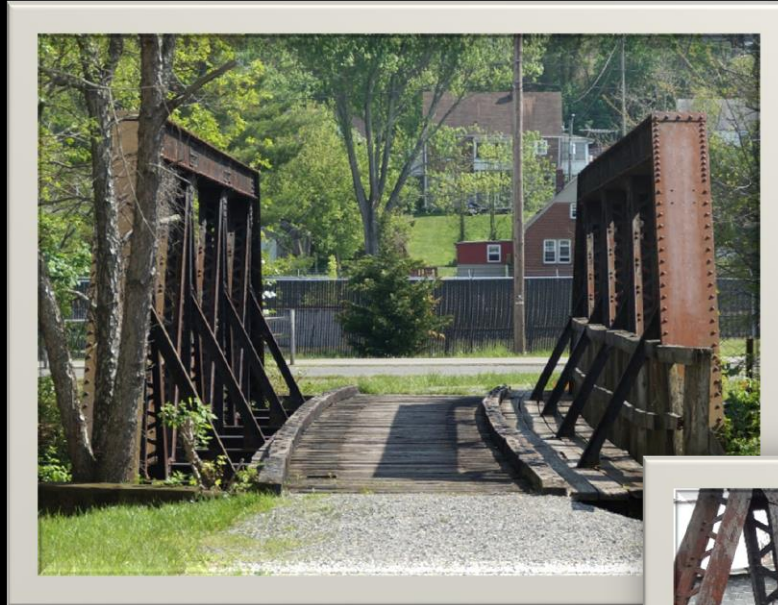
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Friends of Peak Creek



Town of PULASKI

Friends of Peak Creek

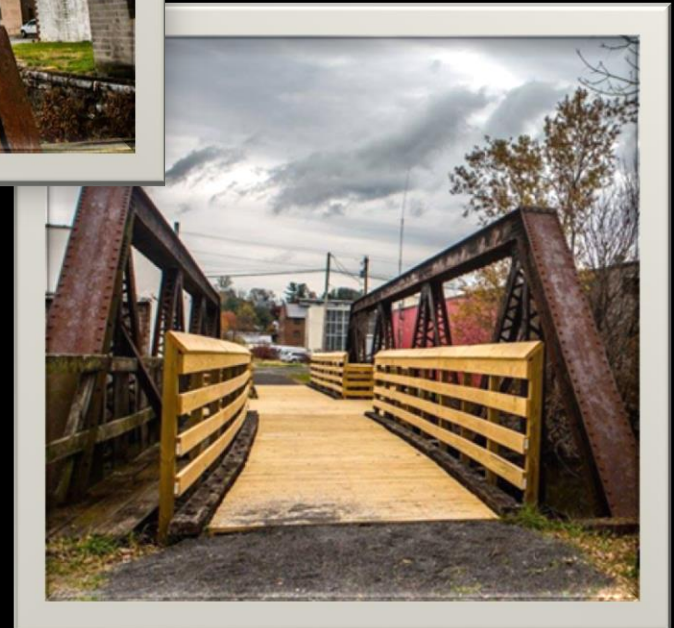


Photos by Hung Kien Lui



Town of PULASKI

Friends of Peak Creek



Photos by Hung Kien Lui

End Result of Brownfields Redevelopment



Restoring Community Pride

Town of **PULASKI**

Questions & Discussion



PULASKI

WHERE YOUR NEW PATH BEGINS